

LA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2025-002966

Klamath County, Oregon



00341029202500029660020023

04/22/2025 12:02:55 PM

Fee: \$87.00

After recording, return to (Name and Address):
SAMUEL JAMES REMSTEDT
21533 PINECREST DRIVE
ELY, OR 97622

Until requested otherwise, send all tax statements to
 (Name and Address):

SANDRA GRAVE
29705 GODDARD SPRINGS RD.
BEATTY, OR 97621

[SPACE RESERVED FOR RECORDER'S USE]

WARRANTY DEED

Know all By These Presents that SJR
Samuel James Remstedt ("grantor"),
 for the consideration stated below, does hereby grant, bargain, sell and convey to Sandra Grave

..... ("grantee"), and to grantee's heirs, successors and assigns, all of
 that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath Falls County,
 Oregon, legally described (check one):

☐ as set forth on the attached Exhibit A, and incorporated by this reference.

☒ as follows:

Parcel #R3512 035B0 00600 000
Lot 1, Block 1, Sprague River Valley Acres,
according to the official plat thereof on file
in the office of the County Clerks of Klamath
County, Oregon

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

At the time of this deed's delivery, grantor covenants that grantor is the lawful owner in fee simple of the above-described real property, with the right to convey the same free from all encumbrances except (if no exceptions, so state):

no exceptions

Grantor further warrants and will defend the title to the property, and every part and parcel of it, against all persons who may lawfully claim an interest in the same.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$10,882.00

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 633 - Warranty Deed (Fee Simple) - Page 1 of 2



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on April 22, 2025; any signature on behalf of a business or other entity is made with the authority of that entity.

Samuel James Remstead
Samuel James Remstead

STATE OF OREGON, County of Klamath
 This record was acknowledged before me on April 22, 2025 ss.
 by Samuel James Remstead
 or This record was acknowledged before me on _____
 by _____
 as (corporate title) _____
 of (company name) _____

[Signature]
 Notary Public for Oregon
 My commission expires March 31, 2026

